018.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,485,200 / 1,485,200
					USE VALUE:	1,485,200 / 1,485,200
					ASSESSED:	1,485,200 / 1,485,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-A	COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMARIUTA ION
Owner 2:	MARKKANEN-AMARIUTA JUNE
Owner 3:	
Street 1:	2A COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAH ANAND -
Owner 2:	-
Street 1:	2A COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 4667 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8085.000	922,000		563,200	1,485,200
Total Card	0.186	922,000		563,200	1,485,200
Total Parcel	0.186	922,000		563,200	1,485,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.21 | /Parcel: 318.2

Legal Description

User Acct 273936

GIS Ref

GIS Ref

Insp Date 10/12/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0001-0003.0

!15312!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	921,000	0	8,085.	563,200	1,484,200	1,484,200	Year End Roll	12/18/2019
2019	101	FV	712,500	0	8,085.	728,800	1,441,300	1,441,300	Year End Roll	1/3/2019
2018	101	FV	712,500	0	8,085.	463,800	1,176,300	1,176,300	Year End Roll	12/20/2017
2017	101	FV	712,500	0	8,085.	424,000	1,136,500	1,136,500	Year End Roll	1/3/2017
2016	101	FV	712,500	0	8,085.	344,500	1,057,000	1,057,000	Year End	1/4/2016
2015	101	FV	696,600	0	8,085.	344,500	1,041,100	1,041,100	Year End Roll	12/11/2014
2014	101	FV	696,600	0	8,085.	314,000	1,010,600	1,010,600	Year End Roll	12/16/2013
2013	101	FV	696,600	0	8,085.	298,800	995,400	995,400		12/13/2012

PRINT

Date	Time
12/11/20	05:03:06

LAST REV

Date	Time
11/13/17	10:06:29

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAH ANAND,	1401-90		6/24/2011		1,075,000	No	No		
GK DEV CO,	1365-104		2/24/2009		1,009,597	No	No		
ROMAN CATHOLIC	1306-25		8/10/2005	Portion-Asst	1,800,000	No	No		

USER DEFINED

Prior Id # 1:	12435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2013	1503	Manual	4,000	C				
1/29/2009	68	Manual	15,000					provide finished s
4/13/2007	237	New Buil	275,000	C		G9	GR FY09	CONSTRUCT SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Meas/Inspect	BS	Barbara S
1/28/2014	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	JBS	JOHN S
5/5/2009	Measured	372	PATRIOT
3/4/2008	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8085		Sq. Ft.	Site		0	85.	0.82	2									563,167				G9		563,200	

Total AC/HA: 0.18561 | Total SF/SM: 8085 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 563,167 | Spl Credit | Total: 563,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89822692
Const Adj.:	1.04989493
Adj $ / SQ:	117.880
Other Features:	115636
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	932283
Depreciation:	10255
Depreciated Total:	922028

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

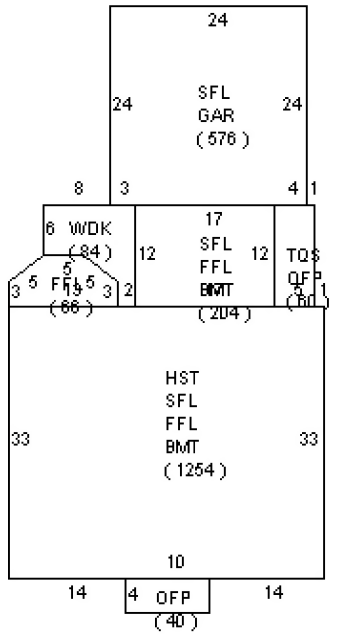
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,034	117.880	239,769
FFL	First Floor	1,524	117.880	179,650
BMT	Basement	1,458	48.100	70,123
HST	Half Story	627	117.880	73,911
GAR	Garage	576	20.310	11,696
OFP	Open Porch	100	34.650	3,465
WDK	Deck	84	16.800	1,411
TQS	3/4 Story	45	117.880	5,305
	Net Sketched Area:	6,448	Total:	585,330
Size Ad	4230	Gross Are	7090	FinArea 4667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.78
Special Features:	0	Val/Su Net:	142.99
Final Total:	922000	Val/Su SzAd	217.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: